

Note: Click the Process number or Applicant name to go directly to that case.

Process Number	Applicant Name
01-146	Variety Children's Hospital Foundation, Inc.
01-414	Temple Sinai of North Dade

THE FOLLOWING HEARING WAS DEFERRED FROM 4/15/02 TO THIS DATE:

HEARING NO. 02-4-CZ2-1 (01-414)

4-52-42
Council Area 2
Comm. Dist. 4

APPLICANT: TEMPLE SINAI OF NORTH DADE

- (1) MODIFICATION of Condition #2, of resolution CZAB2-10-98, passed and adopted by the Community Zoning Appeals Board only as it applies to the subject property, reading as follows:

FROM:: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Proposed Middle School Expansion" prepared by Diez Mora Architect, Inc. consisting of three sheets, sheet A-1 dated revised August 31, 1998, sheet A-2 dated July 29, 1998, sheet A-3 dated June 5, 1998; "Planting Plan" prepared by Rosenberg Design Group dated 8-1-98, "Ground Floor & Second Floor Plan Demolition Plan" prepared by Arc-Tech Assoc. Inc. dated revised 5-28-93; "Ground Level Partial Floor Plan" prepared by Arc-Tech Assoc. Inc. dated revised 5-28-93; "The Arnold & Roselyn Meyer Early Childhood Educational Floor Plan," prepared by Arc-Tech Assoc. Inc. dated revised 11-20-86."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Sisterhood Patio Building for Temple Sinai of North Dade,' as prepared by Steven B. Schwartz, Architect, P.A., dated 12/4/01 and consisting of 11 sheets.

The purpose of this request is to permit the applicant to submit revised plans showing a proposed addition to an existing building for the previously approved religious facility and school.

The aforementioned plan is on file and may be examined in the Zoning Dept. Plans may be modified at public hearing.

SUBJECT PROPERTY: 1. The south $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, less the north 165' thereof and less the west 35' thereof, Section 4, Township 52 South, Range 42 East.

2. The south $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 4, Township 52 South, Range 42 East, less the north 165' lying NW/ly of the Oleta River.

3. The SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ less the south 420' and less the west 35' thereof.

4. The south 420' of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ less the south 180' thereof and less the west 35' thereof, Section 4, Township 52 South, Range 42 East

TOGETHER WITH: 5. A portion of the north $\frac{1}{2}$, of the north $\frac{1}{2}$, of the NW $\frac{1}{4}$, of the SE $\frac{1}{4}$, and a portion of the north 165' of the south $\frac{1}{2}$, of the north $\frac{1}{2}$, of the NW $\frac{1}{4}$, of the SE $\frac{1}{4}$, all of Section 4, Township 52 South, Range 42 East, described as follows: Commence at the Southwest corner of the NW $\frac{1}{4}$, of the SE $\frac{1}{4}$, of said Section 4; Thence north, along the west line of the NW $\frac{1}{4}$, of the SE $\frac{1}{4}$, of said Section 4, for 180'; thence S89°43'30"E for 35' to a point on the existing east right-of-way line of N.E. 22 Avenue; Thence S89°43'30"E for 35' to a point on the existing east right-of-way line of N.E. 22nd Avenue; thence north, along the previously described line, for 646.23' to a point on the south line, of the north 165', of the south $\frac{1}{2}$, of the north $\frac{1}{2}$, of the NW $\frac{1}{4}$, of the SE $\frac{1}{4}$, of said Section 4; thence along the previously described line, for the following described two courses: (1) Thence S89°47'36"E for 363.65' to the Point of

CONTINUED ON PAGE TWO

HEARING NO. 02-4-CZ2-1 (01-414)

4-52-42
Council Area 2
Comm. Dist. 4

APPLICANT: TEMPLE SINAI OF NORTH DADE

PAGE TWO

beginning of the hereinafter described parcel; (2) Thence continue S89°47'36"E for 258.27' to a point on the east line, of the NW ¼, of the NW ¼, of the SE ¼, of said Section 4; thence N0°8'30"W, along the previously described line for 200'; thence N89°47'36"W for 25.71'; thence S45°12'24"W for 251.49'; thence S67°42'24"W for 57.93' to the Point of beginning. TOGETHER WITH: The north 165', of the south ½, of the NE ¼, of the NW ¼, of the SE ¼, and the south 35', of the north ½, of the NE ¼, of the NW ¼, of the SE ¼, all in said Section 4, and lying W/ly of the Oleta River.

LOCATION: 18801 NE 22 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 11.40 acres

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)
RU-1 (Single Family Residential)

THE FOLLOWING HEARING WAS REMANDED FROM THE CIRCUIT COURT BACK TO
COMMUNITY ZONING APPEALS BOARD #2:

HEARING NO. 01-9-CZ2-1 (01-146)

32-51-42
Council Area 2
Comm. Dist. 4

APPLICANT: VARIETY CHILDREN'S HOSPITAL FOUNDATION, INC.

- (1) SPECIAL EXCEPTION to permit a private school in the RU-5A zone.
- (2) NON-USE VARIANCE OF ZONING REGULATIONS to permit a lot frontage on a public right-of-way (Ives Dairy Road) of 60' (75' required) for the RU-5A parcel and 0' of frontage (200' required) for the AU zoned parcel.
- (3) NON-USE VARIANCE OF BUILDING HEIGHT REQUIREMENTS to permit a building height of 45' (35' permitted).
- (4) NON-USE VARIANCE OF SIGN REQUIREMENTS to permit a sign of 45 sq. ft. to be placed on the wall (one detached or wall sign of 24 sq. ft. permitted).
- (5) NON-USE VARIANCE OF SIGN REQUIREMENTS to permit a 24 sq. ft. detached sign (not permitted) for the RU-5A parcel.
- (6) NON-USE VARIANCE OF ZONING REGULATIONS as applied to schools to permit an outdoor recreation area of 263,624 sq. ft. (443,700 sq. ft. required).
- (7) NON-USE VARIANCE OF ZONING REGULATIONS & SETBACK REQUIREMENTS to permit the private school and uses incidental to the school to be closer than 250' from property lines (not permitted).
- (8) NON-USE VARIANCE OF ZONING REGULATIONS requiring a 5' high wall along all interior and rear property lines; to waive same to permit no wall on the rear (north) property line and interior side (east and west) property lines.
- (9) NON-USE VARIANCE OF PARKING REQUIREMENTS requiring parking areas to be spaced 25' from RU zoned properties unless separated by a hedge or wall; to waive same to permit parking areas within 25' of property zoned RU to the south.
- (10) NON-USE VARIANCE OF ZONING REGULATIONS requiring all section line rights-of-way to be 80' in width; to waive same to permit 0' (40' required) for the east ½ of N.E. 10th Avenue.

A plan is on file and may be examined in the Zoning Department entitled "Edison K-8 School," as prepared by Spillis, Candela & Partners, Inc., dated 5/29/01 and consisting of 8 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL 1: A portion of Section 32, Township 51 South, Range 42 East, being more particularly described as follows:

Begin at the west ¼ corner of said Section 32; thence run N2°26'41"E along the west line of the said NW ¼ of Section 32 for 499.08'; thence run S86°20'8"E along a line parallel with and 498.96' north of, as measured at right angles to, the south line of the NW ¼ of Section 32 for 722.29'; thence run S2°30'12"W along a line parallel with and 50' east of, as measured at right angles to, the east line of the west ½ of the SW ¼ of the said NW ¼ of Section 32 for 498.11'; thence run S2°16'7"W along a line parallel with and 50' east of, as measured at right angles to,

CONTINUED ON PAGE TWO

APPLICANT: VARIETY CHILDREN'S HOSPITAL FOUNDATION, INC. PAGE TWO

the east line of the west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 32 for 180.86'; thence run S31°38'34"W for 20'; thence run N71°37'44"W for 740.85'; thence run N2°26'41"E for 9.44' to the Point of beginning. AND: PARCEL 2: The west 60' of the following described parcel: A portion of the SW $\frac{1}{4}$ of Section 32, Township 51 South, Range 42 East, more particularly described as follows:

Commence at the Northwest corner of the SW $\frac{1}{4}$ of said Section 32; thence run S2°26'41"W along the S/ly prolongation of the west line of the NW $\frac{1}{4}$ of said Section 32 for 103.38' to a Point of curvature; thence run S/ly along a circular curve to the left having a radius of 1,145.92' and a central angle of 10°58'58" for an arc distance of 219.66' to a Point of tangency; thence run S8°32'17"E for 185.19' to a point on a curve; (said point bearing N8°40'31"W from the radius point of the next described curve); thence run E/ly, along a circular curve to the right along the N/ly right-of-way line of State Road No. 852, Plat book 88, Page 1, having a radius of 2,914.79' and a central angle of 8°54'19" for an arc distance of 453.03' to the Point of beginning of the parcel of land hereinafter described; thence continue E/ly, along said curve, along the N/ly right-of-way line of said State Road No. 852, having a radius of 2,914.79', and a central angle of 2°47'42" for an arc distance of 142.19' to a point on said curve; said point bearing N3°1'53"E from the radius point of said curve; thence run N2°16'7"E along a line parallel with and 25' west of, as measured at right angles to the east line of the west $\frac{1}{2}$ of the west $\frac{1}{2}$ of the said SW $\frac{1}{4}$ of Section 32, for 120.16'; thence run N31°38'34"E for 132.9'; thence run N71°37'44"W for 215.82'; thence run S2°16'7"W along a line parallel with and 167.165' west of as measured at right angles to the east line of the west $\frac{1}{2}$ of the west $\frac{1}{2}$ of the said SW $\frac{1}{4}$ of Section 32 for 297.42' to the Point of beginning.

LOCATION: Lying north of Ives Dairy Road & between N.E. 10 Avenue & N.E. 12 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10.4 Acres

PRESENT ZONING: AU (Agricultural – Residential)
RU-5A (Semi-professional offices)